| 016.0 | 0001 | 0002.0 | 1 of 1 | Residential |
|---|---|---|---|---|
| Map | Block | Lot | CARD | ARLINGTON |

| | Total Card | / | Total Parcel |
|---|---|---|---|
| APPRAISED: | 1,175,400 | / | 1,175,400 |
| USE VALUE: | 1,175,400 | / | 1,175,400 |
| ASSESSED: | 1,175,400 | / | 1,175,400 |

## PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|---|---|---|
| 4 | -6 | HOMESTEAD RD, ARLINGTON |

## OWNERSHIP

Unit #:

| | |
|---|---|
| Owner 1: | OLEARY EDWARD P |
| Owner 2: | |
| Owner 3: | |
| Street 1: | 8 HOMESTEAD ROAD |
| Street 2: | |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry: Own Occ: Y |
| Postal: | 02474 Type: |

## PREVIOUS OWNER

| | |
|---|---|
| Owner 1: | O'LEARY EDWARD P - |
| Owner 2: | BARDASCINO CATHERINE - |
| Street 1: | 6 HOMESTEAD ROAD |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry: |
| Postal: | 02474 |

## NARRATIVE DESCRIPTION

This parcel contains .149 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1931, having primarily Vinyl Exterior and 3289 Square Feet, with 2 Units, 2 Baths, 1 3/4 Bath, 0 HalfBath, 12 Rooms, and 4 Bdrms.

## OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|---|---|---|---|

## PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|---|---|---|---|---|---|---|
| Z | R2 | TWO FAMIL | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exmpt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | 1 | Level |
| s | | | | Street | | |
| t | | | | Gas: | | |

## IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value |
|---|---|---|---|---|---|
| 104 | 6506.000 | 678,700 | 4,600 | 492,100 | 1,175,400 |
| Total Card | 0.149 | 678,700 | 4,600 | 492,100 | 1,175,400 |
| Total Parcel | 0.149 | 678,700 | 4,600 | 492,100 | 1,175,400 |

Source: Market Adj Cost | Total Value per SQ unit /Card: 357.37 | /Parcel: 357.37

## Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

## PREVIOUS ASSESSMENT

Parcel ID: 016.0-0001-0002.0

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|---|---|---|---|---|---|---|---|---|---|---|
| 2022 | 104 | FV | 678,700 | 4600 | 6,506. | 492,100 | 1,175,400 | | Year end | 12/23/2021 |
| 2021 | 104 | FV | 647,900 | 4600 | 6,506. | 492,100 | 1,144,600 | | Year End Roll | 12/10/2020 |
| 2020 | 104 | FV | 647,500 | 4600 | 6,506. | 492,100 | 1,144,200 | 1,144,200 | Year End Roll | 12/18/2019 |
| 2019 | 104 | FV | 479,200 | 4600 | 6,506. | 522,900 | 1,006,700 | 1,006,700 | Year End Roll | 1/3/2019 |
| 2018 | 104 | FV | 479,200 | 4600 | 6,506. | 381,400 | 865,200 | 865,200 | Year End Roll | 12/20/2017 |
| 2017 | 104 | FV | 449,700 | 4600 | 6,506. | 332,200 | 786,500 | 786,500 | Year End Roll | 1/3/2017 |
| 2016 | 104 | FV | 449,700 | 4600 | 6,506. | 283,000 | 737,300 | 737,300 | Year End | 1/4/2016 |
| 2015 | 104 | FV | 401,300 | 4600 | 6,506. | 276,800 | 682,700 | 682,700 | Year End Roll | 12/11/2014 |

## SALES INFORMATION

TAX DISTRICT:

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
|---|---|---|---|---|---|---|---|---|---|
| COSTA AUGUSTO | 30915-173 | | 11/30/1999 | | 452,000 | No | No | | |
| LAGASSE DAVID/E | 28042-601 | | 1/2/1998 | | 330,000 | No | No | | Y |

## BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
|---|---|---|---|---|---|---|---|---|
| 4/19/2011 | 292 | New Wind | 1,500 | | | | | |
| 8/10/2010 | 976 | Re-Roof | | | | | | |
| 6/28/2006 | 527 | Dormers | 36,000 | | | G7 | GR FY07 | ADD SHED DORMER |

## ACTIVITY INFORMATION

| Date | Result | By | Name |
|---|---|---|---|
| 2/20/2009 | Meas/Inspect | 189 | PATRIOT |
| 9/4/2008 | External Ins | BR | B Rossignol |
| 9/29/1999 | Mailer Sent | | |
| 9/29/1999 | Measured | 267 | PATRIOT |
| 10/1/1981 | | MS | |

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

## LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 104 | Two Family | | 6506 | | Sq. Ft. | Site | | 0 | 80. | 0.95 | 1 | | | | | | | | | 492,145 | | | | | | 492,100 | |

## USER DEFINED

| | |
|---|---|
| Prior Id # 1: | 11276 |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| ASR Map: | |
| Fact Dist: | |
| Reval Dist: | |
| Year: | |
| LandReason: | |
| BldReason: | |
| CivilDistrict: | |
| Ratio: | |

User Acct: 11276
GIS Ref:
GIS Ref:
Insp Date: 02/20/09
!1374!

PRINT: Date 12/29/21 Time 19:54:58

LAST REV: Date 01/08/16 Time 08:03:25 mmcmakin

PAT ACCT.: 1374

Patriot Properties Inc.

| Total AC/HA: | 0.14936 | Total SF/SM: | 6506 | Parcel LUC: | 104 | Two Family | Prime NB Desc | ARLINGTON | Total: | 492,145 | Spl Credit | | Total: | 492,100 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

Database: AssessPro - ArchiveProArling apro 2023

## EXTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Type: | 13 - Multi-Garden | | |
| Sty Ht: | 2T - 2 & 3/4 Sty | | |
| (Liv) Units: | 2 | Total: | 2 |
| Foundation: | 2 - Conc. Block | | |
| Frame: | 1 - Wood | | |
| Prime Wall: | 4 - Vinyl | | |
| Sec Wall: | | | % |
| Roof Struct: | 2 - Hip | | |
| Roof Cover: | 1 - Asphalt Shgl | | |
| Color: | WHITE | | |
| View / Desir: | | | |

## GENERAL INFORMATION

| | | | |
|---|---|---|---|
| Grade: | C - Average | | |
| Year Blt: | 1931 | Eff Yr Blt: | |
| Alt LUC: | | Alt %: | |
| Jurisdict: | G12 | Fact: | . |
| Const Mod: | | | |
| Lump Sum Adj: | | | |

## INTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Avg Ht/FL: | STD | | |
| Prim Int Wal | 2 - Plaster | | |
| Sec Int Wall: | | | % |
| Partition: | T - Typical | | |
| Prim Floors: | 3 - Hardwood | | |
| Sec Floors: | 4 - Carpet | 25 | % |
| Bsmnt Flr: | 12 - Concrete | | |
| Subfloor: | | | |
| Bsmnt Gar: | | | |
| Electric: | 1 - AB Avg | | |
| Insulation: | 3 - Typical | | |
| Int vs Ext: | S | | |
| Heat Fuel: | 2 - Gas | | |
| Heat Type: | 1 - Forced H/Air | | |
| # Heat Sys: | 2 | | |
| % Heated: | 100 | % AC: | 100 |
| Solar HW: | NO | Central Vac: | NO |
| % Com Wal | | % Sprinkled | |

## BATH FEATURES

| | | | |
|---|---|---|---|
| Full Bath | 2 | Rating: | Good |
| A Bath: | | Rating: | |
| 3/4 Bath: | 1 | Rating: | Good |
| A 3QBth | | Rating: | |
| 1/2 Bath: | | Rating: | |
| A HBth: | | Rating: | |
| OthrFix: | 1 | Rating: | Average |

## OTHER FEATURES

| | | | |
|---|---|---|---|
| Kits: | 2 | Rating: | Good |
| A Kits: | | Rating: | |
| Frpl: | 2 | Rating: | Average |
| WSFlue: | | Rating: | |

## CONDO INFORMATION

| | |
|---|---|
| Location: | |
| Total Units: | |
| Floor: | |
| % Own: | |
| Name: | |

## DEPRECIATION

| | | | |
|---|---|---|---|
| Phys Cond: | GD - Good | 18. | % |
| Functional: | | | % |
| Economic: | | | % |
| Special: | | | % |
| Override: | | | % |
| | Total: | 18.6 | % |

## CALC SUMMARY

| | |
|---|---|
| Basic $ / SQ: | 180.00 |
| Size Adj.: | 0.96924591 |
| Const Adj.: | 1.06813514 |
| Adj $ / SQ: | 186.351 |
| Other Features: | 146153 |
| Grade Factor: | 1.00 |
| NBHD Inf: | 1.00000000 |
| NBHD Mod: | |
| LUC Factor: | 1.00 |
| Adj Total: | 833758 |
| Depreciation: | 155079 |
| Depreciated Total: | 678679 |

## COMMENTS

OF=BMT SINK.

## RESIDENTIAL GRID

| 1st Res Grid | Desc: | Line 1 | # Units | 1 |
|---|---|---|---|---|

| Level | FY | LR | DR | D | K | FR | RR | BR | FB | HB | L | O |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Other | | | | | | | | | | | | |
| Upper | | | | | | | | | | | | |
| Lvl 2 | | | | | | | | | | | | |
| Lvl 1 | | | | | | | | | | | | |
| Lower | | | | | | | | | | | | |

| Totals | RMs: | 12 | BRs: | 4 | Baths: | 2 | HB | |
|---|---|---|---|---|---|---|---|---|

## REMODELING

| | |
|---|---|
| Exterior: | |
| Interior: | |
| Additions: | |
| Kitchen: | |
| Baths: | |
| Plumbing: | |
| Electric: | |
| Heating: | |
| General: | |

## RES BREAKDOWN

| No Unit | RMS | BRS | FL |
|---|---|---|---|
| 1 | 5 | 2 | 1 |
| 1 | 7 | 2 | 1 |
| Totals | | | |
| 2 | 12 | 4 | |

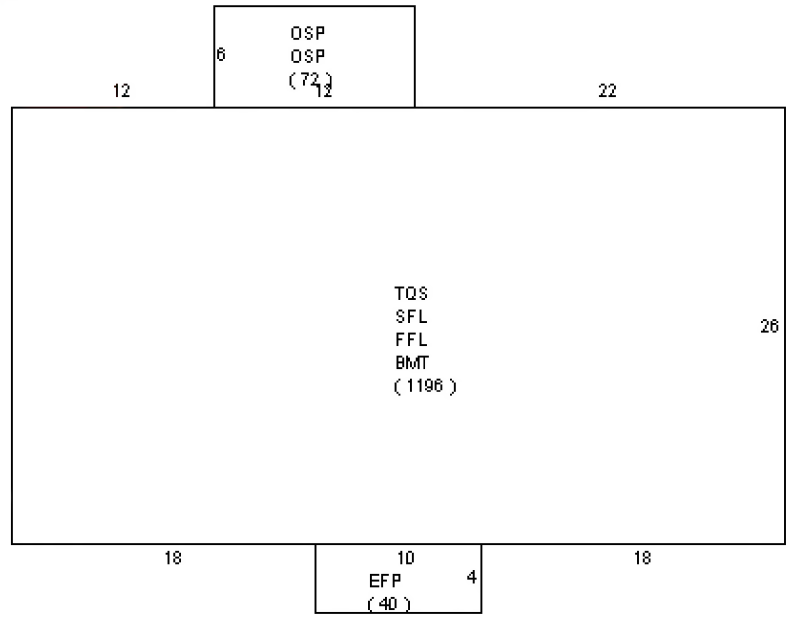
## COMPARABLE SALES

| Rate | Parcel ID | Typ | Date | Sale Price |
|---|---|---|---|---|

| WtAv$/SQ: | | AvRate: | | Ind.Val | |
|---|---|---|---|---|---|

| | | | |
|---|---|---|---|
| Juris. Factor: | 1.00 | Before Depr: | 186.35 |
| Special Features: | 0 | Val/Su Net: | 145.36 |
| Final Total: | 678700 | Val/Su SzAd | 206.35 |

## SKETCH




## SUB AREA

| Code | Description | Area - SQ | Rate - AV | Undepr Value |
|---|---|---|---|---|
| BMT | Basement | 1,196 | 55.910 | 66,863 |
| FFL | First Floor | 1,196 | 186.350 | 222,876 |
| SFL | Second Floor | 1,196 | 186.350 | 222,876 |
| TQS | 3/4 Story | 897 | 186.350 | 167,157 |
| OSP | Screen Porch | 144 | 32.850 | 4,730 |
| EFP | Enclos Porch | 40 | 77.550 | 3,102 |

| | | | | | |
|---|---|---|---|---|---|
| Net Sketched Area: | 4,669 | | | Total: | 687,604 |
| Size Ad | 3289 | Gross Area | 4968 | FinArea | 3289 |

## SUB AREA DETAIL

| Sub Area | % Usbl | Descrip | % Type | Qu | # Ten |
|---|---|---|---|---|---|

## MOBILE HOME

| Make: | | Model: | | Serial # | | Year: | | Color: | |
|---|---|---|---|---|---|---|---|---|---|

## SPEC FEATURES/YARD ITEMS

## PARCEL ID 016.0-0001-0002.0

| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod | JFact | Juris. Value |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 3 | Garage | D | Y | 1 | 18X19 | A | AV | 1931 | 22.31 | T | 40 | 104 | | | 4,600 | | | 4,600 |

| More: | N | Total Yard Items: | 4,600 | Total Special Featues: | | Total: | 4,600 |
|---|---|---|---|---|---|---|---|

## IMAGE

AssessPro Patriot Properties, Inc